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# THE ANDHRA PRADESH GAZETTE

PART-I EXTRAORDINARY  
PUBLISHED BY AUTHORITY

No. 260]

HYDERABAD, WEDNESDAY, JUNE 3, 2009.

## NOTIFICATIONS BY GOVERNMENT

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### MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(H1)

DRAFT VARIATION TO THE MASTER PLAN OF TOWN PLANNING , NELLORE MUNICIPAL CORPORATION FOR CHANGE OF LAND USE OF THE LAND FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE IN MAGUNTA LAY-OUT, NELLORE.

*[Memo. No. 16328/ H1/2008-3, Municipal Administration & Urban Development,  
29th May, 2009.]*

The following draft variation to the Nellore General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 969 M.A., dated 21-11-1978, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

### DRAFT VARIATION

The site in Sy. Nos. CAS.Nos.650/1, 650/2, 651 and 652, Plot Nos. 558 & 562 of L.P.No.101/95 near D.No.23/1490, Magunta Lay-out, Nellore to an extent of 1492.38Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Nellore Town sanctioned in G.O.Ms.No. 969 M.A., dated 21-11-1978 is now proposed to be designated for Commercial use, by variation of change of land use as marked "A B C & D" as shown in the revised part proposed land use map GTP No.1/2009/, which is available in Municipal Office, Nellore Town, **Subject to the following conditions;namely:-**

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1. That the title and Urban Land Ceiling/Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout/development permission from Director of Town and Country Planning/competent authority as the case may be.
7. The applicant shall obtain prior approval of competent authority for any type of development in the site .
8. The applicant shall obtain approval of sub-division of Plot No.562 from the competent authority.

#### **SCHEDULE OF BOUNDARIES :**

**North** : Plot Nos. 559 and 563 of L.P.No. 101/95.

**East** : 100 feet wide mini bye pass road and 40 feet wide layout road.

**South** : Plot No.557 and part of Plot No.562 of L.P.No. 101/95.

**West** : 40 feet wide layout road.

DRAFT VARIATION TO THE MASTER PLAN OF TOWN PLANNING, NALGONDA MUNICIPALITY  
–CERTAIN VARIATION IN THE MASTER PLAN FOR CHANGE OF LAND USE OF THE LAND  
FROM PUBLIC AND SEMI PUBLIC USE ZONE TO ICOMMERCIAL USE IN RAMAGIRI,  
NALGONDA.

*[Memo. No. 18617/H1/2008-2, Municipal Administration & Urban Development,  
29th May, 2009.]*

The following draft variation to the Nalgonda General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 594 M.A, dated 08-06-1987, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

#### **DRAFT VARIATION**

The site in S.No. 838/1, H.No.6-2-108, Ramagiri, Nalgonda Municipality to an extent of 1381.06Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Public and Semi Public use Zone in the General Town Planning Scheme (Master Plan) of NalgondaTown sanctioned in G.O.Ms.No. 594 M.A., dated 8-6-1987, is now proposed to be designated for Commercial

use, by variation of change of land use as marked “A B C D E F G & H” as shown in the revised part proposed land use map GTP No.02/2009/H, which is available in Municipal Office, Nalgonda Town, **Subject to the following conditions;namely:-**

1. That the title and Urban Land Ceiling/Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners/applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout/development permission from Director of Town and Country Planning/competent authority as the case may be.
7. The applicant shall obtain prior approval from the competent authority for any development in the proposed site .
8. The applicant shall handover the site affected portion under road widening at free of cost through registered gift deed.
9. The applicant shall pay 14% of open space charges as per Registration value and betterment charges as per rules.
10. The applicant shall pay development / conversion charges as per G.O.Ms.No.158 MA., dated 22-03-1996.

**SCHEDULE OF BOUNDARIES :**

- North** : House of Md. Ahmed Ali, Md.Yaseen Ali, Parandhamulu and 6 feet wide lane.
- East** : R&B road clock tower to Ramagiri (Existing 60 feet Master Plan road)
- South** : Open land and building of Md. Jan Kureshi and house of Smt. T. Padmavathi.
- West** : Open land of Md.Mahmood Ali.

**Dr. C.V.S.K. SARMA,**  
*Principal Secretary to Government.*

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